

**GRUEN ASSOCIATES**

ARCHITECTURE • PLANNING • ENGINEERING

June 18, 1981

gov 02-571

DANIEL M. BRANIGAN, AIA  
WILLIAM H. DAHL, AIA  
KURT FRANZEN, AIA  
HERMAN GUTTMAN, AIA  
ABBOTT HARLE, AIA, ASID  
KI SUH PARK, AIA, AICP  
ALLEN M. RUBENSTEIN, ASCE  
BEN H. SOUTHLAND, AIA, AICP  
BEDA ZWICKER, AIA

Mr. Matthew A. Coogan  
Project Coordinator  
Boston Redevelopment Authority  
City Hall  
One City Square  
Boston, Massachusetts 02201

BOSTON PUBLIC LIBRARY

Dear Mr. Coogan:

Gruen Associates is very much interested in being considered to provide professional consultant services to the Boston Redevelopment Authority for the Downtown Crossing Planning Study. This letter is in response to your recent telephone conversation with Beda Zwicker, Partner-in-Charge of our New York office. In the interest of time, the materials you requested are being forwarded to you directly from this office.

As Mr. Zwicker mentioned, he was deeply involved in the Boston Central Business District Plan in the mid-1960s. As Partner-in-Charge of the New York office, Mr. Zwicker worked closely with Victor Gruen on that assignment.

This letter and the supporting documentation describe some of the specific experience we would bring to the Downtown Crossing study. However, I would like to draw your attention to some of the factors that, I feel, make Gruen Associates uniquely qualified to embark on this assignment:

- Our pragmatic approach to urban design planning and implementation.
- Our extensive involvement in downtown retail district revitalization programs nationwide--many of which are now thriving.
- Our multidisciplinary capability and long history of working with respected consultants in complementary areas of the study.

Pragmatic Approach

Through the 1950s and 1960s, Gruen Associates was at the forefront of urban planning. Concepts such as auto-free zones, peripheral parking, and grade-separated pedestrian facilities were all pioneered by this firm in response to the massive amounts of downtown reconstruction occurring during those decades.

Through the 1970s and into the 1980s, patterns of investment and redevelopment in downtown areas have changed considerably. Utopian plans that might have been considered realistic in periods epitomized by wholesale redevelopment are out of scale with today's conditions of conservative development investment, limited governmental intervention, and changing attitude toward the existing environment. Gruen Associates' rationale, which always stressed



the human aspects of urban design, has evolved in response to those conditions--still retaining the human orientation. Our recent downtown retail district revitalization projects (some of which are described below) are characterized by:

- Sensitivity to the needs of developers, merchants and property owners to make downtown investments both safe and profitable.
- Attention to the existing infrastructure--capitalizing on the heritage of mature urban areas.
- Application of proven merchandizing techniques to downtown retail environments while maintaining and reinforcing those aspects of the downtown area that distinguish it from suburban shopping centers.
- Recognition of the need for high levels of cooperation and support between public sector and private sector concerns--probably the most crucial ingredient to a successful downtown retail district revitalization program.
- The need for implementation phasing and periodic adjustment of plans in response to continually changing economic developments.

#### Recent Involvement in Downtown Retail District Revitalization Programs

Since the time Gruen Associates completed the Boston CBD planning study, the firm has completed plans and programs for over 100 cities and has provided architectural services for more than 60 million square feet of retail space. Many of these planning projects have been successfully implemented. You may be familiar with some of these developments that have been the subject of some recent publicity, including:

- The Rainbow Center Mall and Winter Garden in Niagara Falls, New York, a climatized, lushly landscaped pavilion and 1,500-foot mall which, in conjunction with a master plan prepared by Gruen Associates, is assisting to revitalize a district formerly in decline.
- Albee Square Mall, a new, enclosed shopping center in Brooklyn, New York with 82 retail shops and 22 restaurants designed to revitalize a previously declining commercial district.
- Ten Eyck Blocks in Albany, New York, which includes a hotel, office buildings and retail on a three-acre site.
- Gateway in Newark, New Jersey, a five-block urban revitalization project encompassing two office buildings, a hotel and retail space linked to a Penn Central Station.

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<http://www.archive.org/details/letterdated18jun00grue>

- Queens Center in Queens, New York, a four-level vertical shopping mall which fits two major department stores, 80 retail stores of various sizes and parking for approximately 1,500 cars on a five-acre site.
- The Commons in Columbus, Indiana, a two-level retail concourse that bridges between numerous governmental and commercial nodes in a small city noted for its many architectural landmarks.
- Santa Monica Place, a new, enclosed downtown shopping street in Santa Monica, California, with two department stores, parking, restaurants, and strong pedestrian linkage to the existing downtown shopping district.
- Long Beach Plaza, an enclosed shopping street in the heart of a commercial district redevelopment area in Long Beach, California.
- Similar projects in central business districts of such major cities as Oklahoma City; Honolulu; Miami Beach; Cincinnati; Louisville; and San Bernardino, California.

Two of our most recent projects have been particularly exciting both in the degree of public sector and private sector commitment to downtown revitalization and in the extent to which their existing infrastructures will be used to contribute to the areas' retail and commercial strength:

- In downtown Minneapolis, the network of second-level pedestrian "skyways" and adopted peripheral parking and bus program have created a unique opportunity to strengthen a declining section of the Nicollet Mall retail corridor and, at the same time, foster a previously elusive fashion orientation for the downtown retail district.
- In Anchorage, the emergence of new public funding sources, excellent public-private coordination, and the physical relationships among governmental, cultural, and office developments can be drawn together with a climatized retail concourse that will be the focus for downtown activity.

As the above projects attest, Gruen Associates has been effectively engaged not just in preparing revitalization plans, but also in being the architect for public and private developers in the execution of target projects for these revitalization efforts.



### Multidisciplinary Capability

Gruen Associates would make assignments to this project from a team of veteran urban planners and designers. The firm can also draw upon a seasoned in-house staff of professionals in the following related fields:

- Redevelopment project implementation
- Land use and transportation planning
- Community participation
- Traffic and transit planning, design and engineering
- Parking
- Public financing
- Strategy development
- City, state and federal legislative and administrative requirements

At the same time, Gruen Associates has over the years worked with many of the most highly regarded consulting specialists in the country. We would look forward to participating as a team member with other consultant firms for the Downtown Crossing Planning Study.

### Overview of the Firm

Gruen Associates is a planning, urban design, architectural, transportation, and engineering firm with offices in New York, Washington, D.C., and Los Angeles. We are an equal opportunity/affirmative action employer; minorities currently represent approximately one-fourth of our total work force.

The considerable strength of its professionals' experience--at both the company-wide and at the individual staff member levels--are brought to bear in each project we undertake. Gruen Associates has planned and designed projects in the public and private sectors totaling billions of dollars in construction costs during its 30 years of professional service.

As you evaluate our qualifications, we would like to stress the following key factors for your consideration:

- Our ability to perform the required analysis, design, evaluation, and documentation within an established time schedule, while maintaining a high level of objectivity and credibility.
- Our responsiveness to diverse public and private interests and our ability to work and communicate effectively with community groups, elected officials, and public agency staffs.
- Our capacity to present alternative evaluation findings in such a manner and format that they could be discussed within the context of public participation.





Mr. Matthew A. Coogan  
June 18, 1981  
Page Five

**GRUEN ASSOCIATES**  
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We are enclosing along with this letter GSA forms 254 and 255 and materials illustrating recent and past work that we feel to be most applicable to your program.

We are most appreciative of the invitation to be considered for this program and are very enthusiastic both about becoming involved once again in planning activities for the Boston area and about the unique potential that they will offer. We would be most happy to visit with you and others of the department to discuss the details of your proposed program.

Mr. Zwicker looks forward to hearing from you and we hope to have the opportunity of preparing a detailed proposal for your consideration. Our New York office address is 257 Park Avenue South, New York, New York 10010. The phone number is (212) 673-9200.

Very truly yours,

GRUEN ASSOCIATES

A handwritten signature in black ink, appearing to read "Ki Suh Park", written over a horizontal line.

Ki Suh Park, AIA, AICP  
Partner

KSP/t  
Enclosures



STANDARD  
FORM (SF)

255

Architect-Engineer  
Related Services  
for Specific  
Project

## 1. Project Name / Location for which Firm is Filing:

Downtown Crossing  
Boston, Massachusetts2b. Agency Identification  
Number, if any:2a. Commerce Business  
Daily Announcement  
Date, if any:

## 3. Firm (or Joint-Venture) Name &amp; Address

Gruen Associates  
257 Park Avenue South  
New York, New York 10010

## 3a. Name, Title &amp; Telephone Number of Principal to Contact

Beda Zwicker, Partner  
(212) 673-9200

## 3b. Address of office to perform work, if different from Item 3

## 4. Personnel by Discipline:

25 Administrative  
52 Architects  
0 Chemical Engineers  
8 Civil Engineers  
4 Construction Inspectors  
23 Draftsmen  
0 Ecologists  
0 Economists

0 Electrical Engineers  
1 Estimators  
0 Geologists  
0 Hydrologists  
4 Interior Designers  
1 Landscape Architects  
0 Mechanical Engineers  
0 Mining Engineers

0 Oceanographers  
16 Planners: Urban/Regional  
2 Sanitary Engineers  
0 Soils Engineers  
1 Specification Writers  
12 Structural Engineers  
0 Surveyors  
4 Transportation Engineers

2 Computer Programmers  
5 Graphic Designers  
5 Environmental Planners  
165 Total Personnel

5. If submittal is by Joint-Venture list participating firms and outline specific areas of responsibility (including administrative, technical and financial) for each firm:  
(Attach SF 254 for each if not on file with Procuring Office.)5a. Has this Joint-Venture previously worked together? ☐ yes ☐ no



6. Outside Key Consultants/Associates Anticipated for this Project (Attach SF 254 for Consultants/Associates Listed, if not already of file with the Procuring Office)

Name & Address	SPECIALTY	Worked with Prime before (Yes or No)
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NONE



## 7. Brief Resume of Key Persons, Specialists, and Individual Consultants Anticipated for this Project

<p>a. Name &amp; Title: Beda Zwicker, Partner, AIA</p>	<p>a. Name &amp; Title: Gary Engel, Vice President</p>
<p>b. Project Assignment: Partner-in-Charge of Project</p>	<p>b. Project Assignment: Urban Design Specialist</p>
<p>c. Name of Firm with which associated: Gruen Associates, P.C.</p>	<p>c. Name of Firm with which associated: Gruen Associates, P. C.</p>
<p>d. Years experience: With This Firm <u>27</u> With Other Firms <u>2</u></p>	<p>d. Years experience: With This Firm <u>10</u> With Other Firms <u>2</u></p>
<p>e. Education: Degree(s) / Year / Specialization Master of Architecture, 1951</p>	<p>e. Education: Degree(s) / Year / Specialization Bachelor of Architecture, 1968</p>
<p>f. Active Registration: Year First Registered/Discipline 1968, Registered Architect Licensed to practice in 11 states and the District of Columbia Certified by the National Council of Architectural Registration Boards</p>	<p>f. Active Registration: Year First Registered/Discipline 1973, Registered Architect</p>
<p>g. Other Experience and Qualifications relevant to the proposed project: Mr. Zwicker has been involved in most of the firm's major planning projects throughout the country and personally directs all East Coast regional and land development studies, master planning and environmental work, often involving sizable project teams consisting of various disciplines. He also directs Gruen Associates' consultant projects overseas, including developments in Beirut, Lebanon; Johannesburg, South Africa; and London, England. His projects include a redevelopment plan for downtown Niagara Falls, New York, with construction of a 1,500-foot Pedestrian Mall and Winter Garden; planning and design of the downtown portion of the Buffalo Light Rail Rapid Transit System, Buffalo, New York, in conjunction with a pedestrian mall; planning and design of the five-million-square-foot Maryland State Office Complex in downtown Baltimore and development of the Design Criteria Manual for the complex; consultation to the City of Hull, Ottawa, Ontario, Canada, for the formulation of a long-range development strategy for the city; and analysis of various small and large properties located in the New York metropolitan area, Boston and Ohio for Penn Central Properties, New York, dealing with assets and liabilities, problems and potentials, zoning, land uses, and disposition. He has also been in charge of the preparation of environmental impact reports and updated and revised land use plans for Title VII new community replanning studies.</p>	<p>g. Other Experience and Qualifications relevant to the proposed project: Mr. Engel directs the design of all architectural projects for the New York and Washington offices of Gruen Associates. His responsibilities range from programming and early conceptual planning and design to design detailing and outline specifications, as well as guidance in the preparation of construction documents and construction observation. Project types range from single buildings to major urban complexes, pedestrian malls and transit facilities for both public and private clients. Among his projects are design and construction of Ten Eyck, Albany, New York, a \$30-million commercial development on a four-block site in the downtown area containing a 300,000-square-foot office building, 400-car parking structure, and 40,000-square-foot savings bank headquarters encompassing interior design, as well as preliminary design, of a 250-room hotel; design and construction of Zurich American Eastern Zone Headquarters, Moorestown, New Jersey, together with master planning of a 20-acre suburban office park; design and construction of Rainbow Center Mall and Winter Garden, an 1800-foot pedestrian mall featuring a 30,000-square-foot garden in a 100-foot high glass structure and design and construction of Capital Gallery, Washington, D.C., a 400,000-square-foot office building.</p>





# 7. Brief Resume of Key Persons, Specialists, and Individual Consultants Anticipated for this Project

<p>a. Name &amp; Title:</p> <p>Dennis Clark, Director of Planning, AIA, AICP</p>	<p>a. Name &amp; Title:</p>
<p>b. Project Assignment:</p> <p>Project Manager</p>	<p>b. Project Assignment:</p>
<p>c. Name of Firm with which associated:</p> <p>Gruen Associates,</p>	<p>c. Name of Firm with which associated:</p>
<p>d. Years experience: With This Firm <u>17</u> With Other Firms <u>1</u></p>	<p>d. Years experience: With This Firm <u>    </u> With Other Firms <u>    </u></p>
<p>e. Education: Degree(s) / Year / Specialization</p> <p>Bachelor of Architecture, 1962</p>	<p>e. Education: Degree(s) / Years / Specialization</p>
<p>f. Active Registration: Year First Registered/Discipline</p> <p>1963, Registered Architect, New York</p>	<p>f. Active Registration: Year First Registered/Discipline</p>
<p>g. Other Experience and Qualifications relevant to the proposed project:</p> <p>Mr. Clark has coordinated a wide range of planning projects, including new towns and their central areas, central city plans, citywide and nationwide plans, and large and small multi-use land planning projects in urban, suburban and rural areas. He has participated in a multidisciplinary team study for almost 1,000 acres of multi-use and residential development in Bowie, Maryland, including the preparation of environmental reports for three different projects, the preparation of environmental assessment reports for four Title VII new community replanning studies, and comprehensive planning of a 400-acre new town center of an existing community of 30,000; preparation of a plan for a multi-use center containing retail, office, recreational and residential uses on a 300-acre site in Warren, Ohio; preparation of a comprehensive plan for Gloucester County, Virginia, encompassing 225 acres; documentation of an urban renewal plan for Saginaw, Michigan; and planning of a pedestrian mall and stations for the surface components of a proposed light rail rapid transit system in Buffalo, New York. His background also encompasses preparation of numerous publications about projects involving planning, site analysis, and development.</p>	<p>g. Other Experience and Qualifications relevant to the proposed project:</p>



8. Work by Firm or Joint Venture Members which Best Illustrates Current Qualifications Relevant to this Project (List not more than 10 Projects)

a. Project Name & Location	b. Nature of Firm's Responsibility	c. Owner's Name & Address	d. Completion Date (actual or estimated)	e. Estimated Cost (in thousands)	
				Entire Project	Work for which Firm was/is responsible
(1) Central Business District Plan Boston, Massachusetts	Development of a master plan for central business district connecting detailed planning for present needs to a long-range development effort.	The Committee for the Central Business District and Boston Redevelopment Authority, 38 Chauncy Street Boston, Massachusetts	1967	320 fee	320 fee
(2) Pennsylvania Avenue Improvement Program Washington, D.C.	Responsible for the design of four major plazas and sidewalks including landscaping and street furniture as member of multidisciplinary urban design team.	Pennsylvania Avenue Development Corporation, 425 13th Street, N.W. Washington, D.C.	1982	125 fee	125 fee
Central Business District Conceptual Planning Anchorage, Alaska	Development of conceptual plan to revitalize and strengthen retail and commercial components of downtown area within long-range CBD framework.	Anchorage Development Company 915 East 82nd Avenue Anchorage, Alaska 99502	1981	100 fee	100 fee
Downtown Urban Design Study Minneapolis, Minnesota	Identifying opportunities for strengthening and coordinating retail, transportation, housing, and leisure time activities in central business district.	Downtown Council of Minneapolis 15 South 5th Street Minneapolis, Minnesota	1981	121 fee	121 fee
Rainbow Center Master Plan Niagara Falls, New York	Development of master plan for 82-acre site. Elements implemented include hotel, Rainbow Center Mall and Winter Garden, convention center and other public and private developments.	New York State Urban Development Corporation 1345 Avenue of the Americas New York, New York 10019	1972	200,000	25,000
Rainbow Center Mall and Winter Garden Niagara Falls, New York	Design of 1,500 sq. ft. pedestrian mall and Winter Garden which serves as a catalyst for commercial development and gives identity to downtown area.	Niagara Falls Urban Renewal Agency Niagara Falls, New York	1977	7,800	7,800
Ten Eyck Project Albany, New York	Master planner of three-acre site project and architect for Albany Savings Bank headquarters and UDC Office Tower.	New York State Urban Development Corporation, 1345 Avenue of the Americas New York, New York	1976	20,100	20,100
Maryland State Governmental Center Master Plan and Architectural Coordination, Baltimore, Maryland	Preparation of concept development plan, master plan, amended urban renewal plan, urban design, and design manual for five-million-square-foot complex, and coordinating architect.	Maryland Department of General Services 301 West Preston Street Baltimore, Maryland	1971-1976	200,000	50,000
Gateway Newark, New Jersey	A/E for five-block urban revitalization project which includes two office buildings, hotel, and retail space linked to Penn Central Station.	Gateway Urban Renewal Corporation P.O. Box 1630m Newark, New Jersey	1976	50,000	50,000
Central City Plan Oklahoma City, Oklahoma	Interdisciplinary team manager and urban planning-design consultant for program to address downtown redevelopment needs for the upcoming two decades.	Oklahoma City Urban Renewal Authority 15 North Robinson Avenue Oklahoma City, Oklahoma	1975	333 fee	333 fee



9. All work by firms or Joint Venture members currently being performed directly for Federal agencies

a. Project Name & Location	b. Nature of Firm's Responsibility	c. Agency (Responsible Office) Name & Address	d. Percent complete	e. Estimated Cost (In Thousands)	
				Entire Project	Work for which firm is responsible
NONE					



10. Use this space to provide any additional information or description of resources supporting your firm's qualifications for the proposed project

Gruen Associates' specialized qualifications for the Downtown Crossing planning program include the firm's:

- pragmatic approach to urban design district planning, and implementation
- extensive involvement in downtown retail/revitalization programs nationwide—many of which are now thriving
- Multidisciplinary capability and long history of working with respected consultants in complementary areas.


Since Gruen Associates Completed the Boston Central Business District Planning Study the firm has completed plans and programs for over 100 cities and provided architectural services for more than 60 million square feet of retail space. Among developments and planning projects which have been successfully implemented are:

- Rainbow Center Mall and Winter Garden, Niagara Falls, New York, a climatized, lushly landscaped pavilion and 1,500-square-foot mall which, in conjunction with a master plan prepared by Gruen Associates, is assisting to revitalize a district formerly in decline.
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- Redevelopment project implementation
- Land use and transportation planning
- Community participation
- Traffic and transit planning, design and engineering
- Public financing
- Strategy development
- City, state and federal legislative and administrative requirements.

11. The foregoing is a statement of facts.

Signature: 

Typed Name and Title:

KI SUH PARK, Partner

Date:

June 18, 1981





STANDARD  
FORM (SF)

254

Architect-Engineer  
and Related Services  
Questionnaire

## 1. Firm Name / Business Address:

GRUEN ASSOCIATES  
257 Park Avenue South  
New York, New York, 100101a. Submittal is for ☒ Parent Company ☐ Branch Office2. Year Present Firm  
Established:

1968

3. Date Prepared:

January 9, 1981

4. Type of Ownership:

4a. Minority Owned ☐ yes ☒ no

## 5. Name of Parent Company, if any:

5a. Former Firm Name(s), if any, and Year(s) Established:

Victor Gruen Associates, 1951

## 6. Names of not more than Two Principals to Contact: Title / Telephone

- 1) Beda Zwicker, Partner  
2) Abbott Harle, Partner

(212) 673-9200  
(212) 673-9200

## 7. Present Offices: City / State / Telephone / No. Personnel Each Office

New York, New York  
Washington, D.C.  
Los Angeles, California

(212) 673-9200 40  
(202) 785-9444 13  
(213) 937-4270 115

7a. Total Personnel 168

## 8. Personnel by Discipline:

23 Administrative  
55 Architects  
0 Chemical Engineers  
8 Civil Engineers  
5 Construction Inspectors  
23 Draftsmen  
0 Ecologists  
0 Economists

0 Electrical Engineers  
1 Estimators  
0 Geologists  
0 Hydrologists  
5 Interior Designers  
1 Landscape Architects  
0 Mechanical Engineers  
0 Mining Engineers

0 Oceanographers  
16 Planners: Urban/Regional  
2 Sanitary Engineers  
0 Soils Engineers  
1 Specification Writers  
12 Structural Engineers  
0 Surveyors  
4 Transportation Engineers

2 Computer Programmers  
5 Graphic Designers  
5 Environmental Planners

## 9. Summary of Professional Services Fees

Received: (insert index number)

Last 5 Years (most recent year first)

Direct Federal contract work, including overseas  
All other domestic work  
All other foreign work\*

19	80	19	79	19	78	19	77	19	76
	2		3		2		2		2
	7		7		7		7		7
	2		2		4		4		3

\*Firms interested in foreign work, but without such experience, check here: ☐.

## Ranges of Professional Services Fees

INDEX

1. Less than \$100,000  
2. \$100,000 to \$250,000  
3. \$250,000 to \$500,000  
4. \$500,000 to \$1 million  
5. \$1 million to \$2 million  
6. \$2 million to \$5 million  
7. \$5 million to \$10 million  
8. \$10 million or greater



Experience Profile Code Numbers  
for use with questions 10 and 11

001 Acoustics; Noise Abatement  
002 Aerial Photogrammetry  
003 Agricultural Development; Grain Storage; Farm Mechanization  
004 Air Pollution Control  
005 Airports; Navalds; Airport Lighting; Aircraft Fueling  
006 Airports; Terminals & Hangars; Freight Handling  
007 Arctic Facilities  
008 Auditoriums & Theatres  
009 Automation; Controls; Instrumentation  
010 Barracks; Dormitories  
011 Bridges  
012 Cemeteries (*Planning & Relocation*)  
013 Chemical Processing & Storage  
014 Churches; Chapels  
015 Codes; Standards; Ordinances  
016 Cold Storage; Refrigeration; Fast Freeze  
017 Commercial Buildings (*low rise*); Shopping Centers  
018 Communications Systems; TV; Microwave  
019 Computer Facilities; Computer Service  
020 Conservation and Resource Management  
021 Construction Management  
022 Corrosion Control; Cathodic Protection; Electrolysis  
023 Cost Estimating  
024 Dams (*Concrete; Arch*)  
025 Dams (*Earth; Rock*); Dikes; Levees  
026 Desalinization (*Process & Facilities*)  
027 Dining Halls; Clubs; Restaurants  
028 Ecological & Archeological Investigations  
029 Educational Facilities; Classrooms  
030 Electronics  
031 Elevators; Escalators; People-Movers  
032 Energy Conservation; New Energy Sources  
033 Environmental Impact Studies, Assessments or Statements  
034 Fallout Shelters; Blast-Resistant Design  
035 Field Houses; Gyms; Stadiums  
036 Fire Protection  
037 Fisheries; Fish Ladders  
038 Forestry & Forest Products  
039 Garages; Vehicle Maintenance Facilities; Parking Decks  
040 Gas Systems (*Propane; Natural, Etc.*)

041 Graphic Design  
042 Harbors; Jetties; Piers; Ship Terminal Facilities  
043 Heating; Ventilating; Air Conditioning  
044 Health Systems Planning  
045 Highrise; Air-Rights-Type Buildings  
046 Highways; Streets; Airfield Paving; Parking Lots  
047 Historical Preservation  
048 Hospitals & Medical Facilities  
049 Hotels; Motels  
050 Housing (*Residential, Multi-Family; Apartments; Condominiums*)  
051 Hydraulics & Pneumatics  
052 Industrial Buildings; Manufacturing Plants  
053 Industrial Processes; Quality Control  
054 Industrial Waste Treatment  
055 Interior Design; Space Planning  
056 Irrigation; Drainage  
057 Judicial and Courtroom Facilities  
058 Laboratories; Medical Research Facilities  
059 Landscape Architecture  
060 Libraries; Museums; Galleries  
061 Lighting (*Interiors; Display; Theatre, Etc.*)  
062 Lighting (*Exteriors; Streets; Memorials; Athletic Fields, Etc.*)  
063 Materials Handling Systems; Conveyors; Sorters  
064 Metallurgy  
065 Microclimatology; Tropical Engineering  
066 Military Design Standards  
067 Mining & Mineralogy  
068 Missile Facilities (*Silos; Fuels; Transport*)  
069 Modular Systems Design; Prefabricated Structures or Components  
070 Naval Architecture; Off-Shore Platforms  
071 Nuclear Facilities; Nuclear Shielding  
072 Office Buildings; Industrial Parks  
073 Oceanographic Engineering  
074 Ordnance; Munitions; Special Weapons  
075 Petroleum Exploration; Refining  
076 Petroleum and Fuel (*Storage and Distribution*)  
077 Pipelines (*Cross-Country—Liquid & Gas*)  
078 Planning (*Community, Regional, Areawide and State*)  
079 Planning (*Site, Installation, and Project*)  
080 Plumbing & Piping Design  
081 Pneumatic Structures; Air-Support Buildings  
082 Postal Facilities

083 Power Generation, Transmission, Distribution  
084 Prisons & Correctional Facilities  
085 Product, Machine & Equipment Design  
086 Radar; Sonar; Radio & Radar Telescopes  
087 Railroad; Rapid Transit  
088 Recreation Facilities (*Parks, Marinas, Etc.*)  
089 Rehabilitation (*Buildings; Structures; Facilities*)  
090 Resource Recovery; Recycling  
091 Radio Frequency Systems & Shieldings  
092 Rivers; Canals; Waterways; Flood Control  
093 Safety Engineering; Accident Studies; OSHA Studies  
094 Security Systems; Intruder & Smoke Detection  
095 Seismic Designs & Studies  
096 Sewage Collection, Treatment and Disposal  
097 Soils & Geologic Studies; Foundations  
098 Solar Energy Utilization  
099 Solid Wastes; Incineration; Land Fill  
100 Special Environments; Clean Rooms, Etc.  
101 Structural Design; Special Structures  
102 Surveying; Platting; Mapping; Flood Plain Studies  
103 Swimming Pools  
104 Storm Water Handling & Facilities  
105 Telephone Systems (*Rural; Mobile; Intercom, Etc.*)  
106 Testing & Inspection Services  
107 Traffic & Transportation Engineering  
108 Towers (*Self-Supporting & Guyed Systems*)  
109 Tunnels & Subways  
110 Urban Renewal; Community Development  
111 Utilities (*Gas & Steam*)  
112 Value Analysis; Life-Cycle Costing  
113 Warehouses & Depots  
114 Water Resources; Hydrology; Ground Water  
115 Water Supply, Treatment and Distribution  
116 Wind Tunnels; Research/Testing Facilities Design  
117 Zoning, Land Use Studies  
201 \_\_\_\_\_  
202 \_\_\_\_\_  
203 \_\_\_\_\_  
204 \_\_\_\_\_  
205 \_\_\_\_\_



# 10. Profile of Firm's Project Experience, Last 5 Years

Profile Code	Number of Projects	Total Gross Fees (in thousands)	Profile Code	Number of Projects	Total Gross Fees (in thousands)	Profile Code	Number of Projects	Total Gross Fees (in thousands)
1) 017	45	4,500	11) 048	4	3,300	21) 079	100	1,500
2) 019	5	800	12) 049	6	1,500	22) 087	13	1,200
3) 023	75	200	13) 050	5	1,250	23) 088	30	750
4) 029	4	500	14) 052	10	750	24) 095	15	600
5) 032	10	300	15) 055	25	550	25) 101	35	2,000
6) 033	40	1,500	16) 057	2	750	26) 107	55	750
7) 039	5	750	17) 058	1	200	27) 110	80	1,500
8) 041	85	350	18) 060	2	700	28) 117	85	1,000
9) 045	6	2,500	19) 072	10	1,500	29)		
10) 047	2	200	20) 078	60	1,500	30)		

# 11. Project Examples, Last 5 Years

Profile Code	"P", "C", "JV", or "IE"	Project Name and Location	Owner Name and Address	Cost of Work (in thousands)	Completion Date (Actual or Estimated)
017	P	1 Albee Square Mall Brooklyn, New York	Rentar Development Corporation 201 East 42nd Street New York, New York 10017	12,500	1980
019	P	2 Computer Facilities Department of Social Services Albany, New York	Department of Social Services, State of New York North Pearl Street Albany, New York	2,200	1980
023	P	3 Passport Office Headquarters Facility Washington, D.C.	U.S. Department of State 2201 C Street, N.W. Washington, D.C. 20520	9,000	1983
029	P	4 Facilities Expansion University of the West Indies Cave Hill, Barbados	Agency for International Development 320 - 21st Street, N.W. Washington, D.C.	61 fee	1979
032	P	5 Development of Energy Performance Standards for New Buildings (Twelve Oaks Mall, Novi, Michigan)	AIA Research Corporation 1735 New York Avenue Washington, D.C. 20006	27 fee	1978
033	P	6 Bay Area Rapid Transit System (BART) Environmental Impact Study (Phases I and II) San Francisco, California	Metropolitan Transportation Commission Ashby and Domingo Avenues Berkeley, California 94705	737 fee	1978
039	P	7 Albee Square Mall Parking Structure Brooklyn, New York	Rentar Development Corporation 201 East 42nd Street New York, New York 10017	2,700	1980



041	P	8 Design of Exterior and Directional Signs and Sign Criteria for Tenants Twelve Oaks Mall, Novi, Michigan	Novi Associates, Dayton Development Company 777 Nicollet Mall Minneapolis, Minnesota 55402	10,400	1977
045	P	9 Capital Gallery Washington, D.C.	Boston Properties 1015 Fifteenth Street, N.W. Washington, D.C. 20005	33,000	1982
047	P	10 Historic Preservation of ZCMI Department Store Facade Salt Lake City, Utah	Zions Securities Corporation 40 East South Temple Salt Lake City, Utah 84111	50,000 total project	1978
048	P	11 Industry Health and Family Care Center City of Industry, California	Industry Urban-Development Agency 15660 East Stafford Street City of Industry, California 91744	36,000	1982
049	P	12 Dunes Hotel Atlantic City, New Jersey	Dunes Hotel and Country Club Las Vegas, Nevada 89109	83,000	1982
050	P	13 Wilshire House Condominiums Los Angeles, California	Pierce Management Company, Inc. 602 North Maple Drive Beverly Hills, California 90210	25,000	1982
052	P	14 Feasibility Study and Minimum Programming Documentation, Engineering Management Building Norfolk Naval Shipyard, Portsmouth, Virginia	U.S. Department of the Navy Naval Facilities Engineering Command Norfolk Naval Shipyard, Portsmouth, Virginia 23709	159 fee	1979
055	P	15 Programming, Space Planning and Interior Design American Telephone and Telegraph Company Washington, D.C.	American Telephone and Telegraph Company 195 Broadway New York, New York 10017	6,400	1981
057	JV	16 Government Services Center Atlantic City, New Jersey	Atlantic County Improvement Authority 2921 Atlantic Avenue Atlantic City, New Jersey 08401	18,000	1982
058	P	17 Lauritsen Laboratory for Laser Systems Research and Development China Lake, California	United States Navy, Western Division Naval Facilities Engineering Command P.O. Box 727, San Bruno, California 94066	3,900	1976
060	P	18 Museum of Modern Art Additions and Alterations New York, New York	Trust for Cultural Resources of the City of New York c/o David E. Marrus, Assistant General Manager 11 West 53rd Street, New York, New York 10019	18,500	1982
072	P	19 Ten Eyck Office Building and Garage Complex Albany, New York	New York State Urban Development Corporation 1345 Avenue of the Americas New York, New York 10019	18,500	1977





078	P	20 Community Development Program Lackawanna, New York	Bethlehem Steel Corporation Bethlehem, Pennsylvania	100 fee	1979
079	P	21 Space and Missile Test Organization (SAMTO) Management and Engineering Facility Vandenberg Air Force Base, California	Department of the Army, Sacramento District Corps of Engineers, 650 Capitol Mall Sacramento, California	10,000	1982
079	P	22 115th Precinct Station House Queens, New York	City of New York, Department of General Services Bureau of Building Design, Municipal Building New York, New York 10007	3,000	1982
087	P	23 Amtrak Metroliner Capital Beltway Station Prince Georges County, Maryland	U.S. Department of Transportation Federal Railroad Administration 400 Seventh Street, S.W., Washington, D.C. 20591	20,000	1978
088	P	24 Marina del Rey Planning Services Los Angeles, California	Los Angeles County Department of Small Craft Harbors 13837 Fiji Way Marina del Rey, California 90291	400 fee	In process since 1960
095	P	25 United States Embassy Tokyo, Japan	U.S. Department of State 2201 C Street, N.W. Washington, D.C. 20520	12,200	1976
101	P	26 Civic Center Complex Municipal Office Building and Convention Center Beaumont, Texas	City of Beaumont P.O. Box 3827 Beaumont, Texas 77704	10,300	1979
107	P	27 Preliminary Design of Easterly Six-Mile Section of Interstate 70 Glenwood Canyon, Colorado	Colorado State Department of Highways 606 South Ninth Street Grand Junction, Colorado 81501	1,000 fee	1979 completion of design
110	P	28 Rainbow Center Mall and Winter Garden Niagara Falls, New York	Niagara Falls Urban Renewal Agency City Hall Niagara Falls, New York 14302	7,800	1977
110	P	29 Century Mall South Bend, Indiana	City of South Bend County-City Building South Bend, Indiana 46601	35,000	1985
117	P	30 Bowie Town Center Bowie, Maryland	Levitt Land 51 Weaver Street, Greenwich Office Park No. 5 Greenwich, Connecticut 06830	100 fee	1978

12 The foregoing is a statement of facts

Signature: *Beda Zwicker*

Typed Name and Title:

BEDA ZWICKER, Partner

Date:

January 9, 1981

